

54 Mereworth Road, Tunbridge Wells





54 Mereworth Road, Tunbridge Wells TN4 9PL

Pretty period 4-bedroom house with garage in sought after location

Accommodation Summary

- Semi-detached Victorian house
- 4 bedrooms – 3 doubles and one single
 - 3 reception rooms
 - Kitchen/breakfast room
 - Bathroom and shower room
 - South-east facing back garden
- Detached garage with side street access
 - Sought after St John`s location
- Catchment for several very good schools
 - Chain free



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This beautiful double bay fronted Victorian home offers versatile accommodation, with the potential opportunity to extend further into the loft.

Its handsome red brick exterior is set back from the road behind a low wall with climbing roses above, and a traditional tiled pathway that leads up to its covered porch.

Stepping inside, the entrance hallway is brightened by the light flooding through its part glazed front door, top light and stained-glass window.

First on the left is the living room which is effortlessly elegant with a bay window flooding the room with light and a traditional fireplace adding warmth and character in the colder months. Shutters on the windows offer privacy and there is useful fitted alcove cabinetry.

Behind is another beautiful reception room that is currently used as a playroom. With another feature fireplace, fitted cupboards and a large window it could alternatively be used as a home office.

At the rear is the fantastic family/dining room, conveniently placed next to the kitchen, with glazed doors opening into the garden. Its generous proportions make it a very social space, with plenty of room for family living and entertaining.

Next door the kitchen/breakfast room delivers wonderful cooking facilities with countertops topping cabinets that provide ample storage space, and a sink under the window letting you watch the children play as you prepare dinner. There is a door providing garden access and space for a small table and chairs for informal dining.

Climbing the stairs to the first floor there are three double bedrooms, all with fitted wardrobes and brightened by large windows.

The fourth bedroom is a perfect nursery or could alternatively be used as a home office.

A modern bathroom with a shower over the bath and a separate shower room complete the floor.

Outside, the garden is fully enclosed offering a safe sanctuary for children and pets and is mainly laid to lawn, whilst a block brick terrace sits at the rear of the house for summer dining. Mature stocked flower beds line the perimeters and beautiful wisteria climbs up the back of the house. A pathway leads to the back with another block brick terrace for seating and access into the detached garage with double gate to the side for stress access.

This fabulous period home is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs. A must see!





Canopied storm porch with tiled base and part opaque glazed entrance door opening into:

Entrance Hall: glazed top light, stained glass front aspect window, wooden flooring, radiator in decorative cover, and doors opening into:

Living Room: front aspect bay window with tier on tier shutters, alcove mid height fitted cupboards, alcove open shelving, fireplace with painted mantelpiece, tiled surround and hearth, wooden flooring and radiator.

Play Room/Home Office: side aspect window with tier on tier shutters, fireplace with painted mantelpiece and tiled surround, alcove mid height fitted cupboards, alcove open shelving, and radiator.

Family/Dining Room: rear aspect French doors opening into the garden, rear aspect windows, under stair cupboard, radiators, open wall serving hatch into the kitchen, and arched opening into:

Kitchen/Breakfast Room: rear and side aspect double glazed windows, side aspect Velux window, side aspect part glazed door opening into the side return, wall hung boiler, wooden effect flooring, radiator, tiled splashback, space for range oven, extractor, space and plumbing for dishwasher and washing machine, space for fridge/freezer, and 1 ½ sink with drainer and mixer tap. There are a range of eye and base level units with wooden countertops.

Stairs up to first floor landing with ceiling loft access hatch with drop down ladder into boarded loft, fitted cupboard with shelving, fitted double cupboard with shelving, radiator and doors opening into:

Bedroom 3: rear aspect window with tier on tier shutters, fitted triple wardrobe with hanging rail, shelves, drawers and cupboards above and radiator.

Bathroom: side aspect window with tier on tier shutters, tile panel enclosed bath with rainwater shower head, wall mounted taps, hand held shower attachment, and glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboards and drawers under, concealed cistern WC, fitted cupboard with shelving, part tiled walls, tiled flooring and heated towel rail.

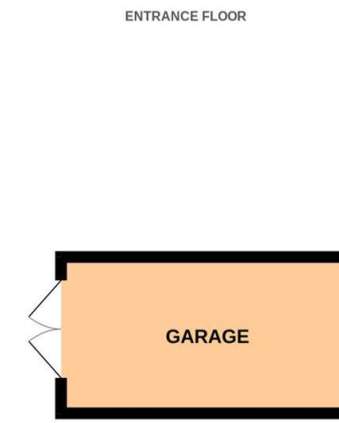
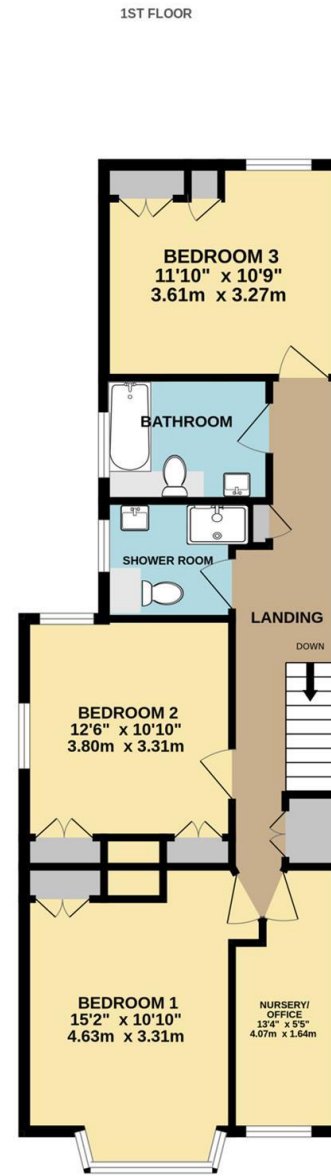
Shower Room: side aspect part opaque window with shutter, shower cubicle with rainwater shower head, concealed cistern WC with cupboard above, vanity unit with wash hand basin and mixer tap over and drawers under, tiled flooring and radiator.

Bedroom 2: side and rear aspect windows with tier on tier shutters, fireplace with painted mantelpiece and tiled surround, fitted wardrobe with hanging rail, shelves and cupboard above, fitted wardrobe with hanging rail and shelf, and radiator.

Bedroom 1: front aspect bay window with tier on tier shutters, fireplace with painted mantelpiece and tiled surround, fitted alcove wardrobe with hanging rail, shelves and cupboard above and radiators.

Bedroom 4/Nursery: front aspect window with tier on tier shutters and radiator.





APPROX TOTAL AREA EXCLUDING GARAGE 1567 SQ.FT / 145.7 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Outside: to the front is a low brick wall with metal railings above and a metal gate, tiled pathway, climbing roses, block brick paving, and a wooden gate for rear garden access. To the rear is a block brick side return leading to a block brick terrace at the back of the house with climbing wisteria. There is an area of lawn, with stocked mature flower borders and trees. A block brick pathway to the side leads to a further block brick terrace and access into the area in front of the detached garage with side double gates for street access. It is fully enclosed on all sides by wooden fencing.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£2,238.00) / EPC: D (68)

AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as St John`s Primary School, St Augustine`s RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as St John`s, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



